

0.91 AC LAND

0 FM 2100 RD, CROSBY, TX 77532

FOR SALE



Carlos Iglesias
carlos@riverflowcommercial.com

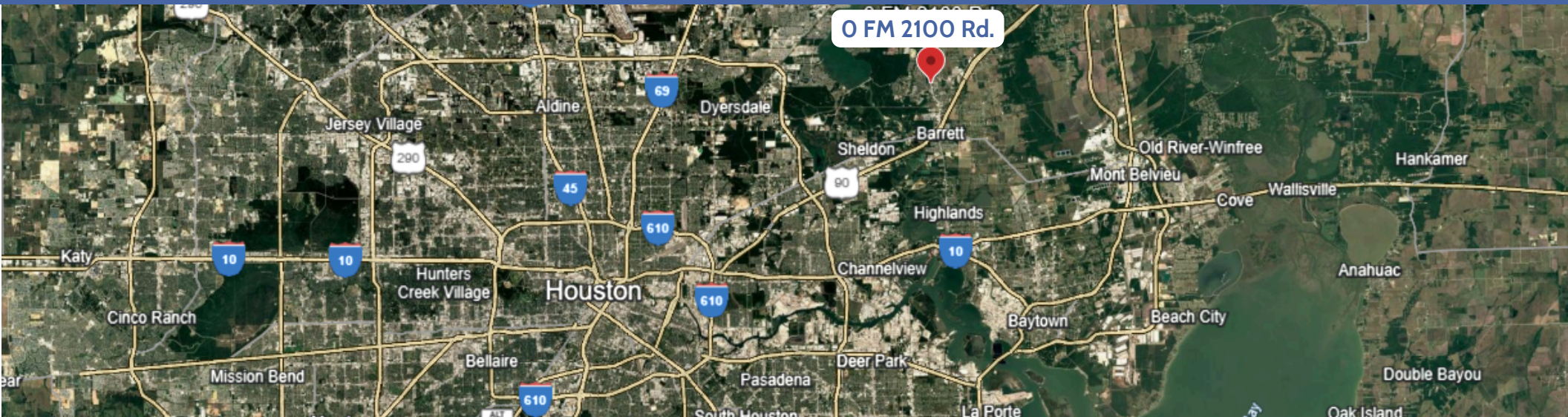
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PROPERTY DESCRIPTION

Unimproved parcel of land, this cleared property is positioned on a high-traffic road, offering excellent visibility. The property benefits from services provided by the local MUD (Newport MUD). The area is witnessing significant new developments, highlighting its growing appeal and potential. Strategically situated in a mixed-use zone, the property benefits from its designation for both commercial and residential purposes, making it an exceptional investment opportunity for diverse projects.

PROPERTY HIGHLIGHTS

Strategic Location: Positioned along Crosby Huffman Rd., a booming area in home developments. This is a promising area for retail developments as the area expands with new construction all around.

Given the area's ongoing development and rising demand for both commercial and residential spaces, this parcel represents a rare chance to secure a foothold in a thriving community. As the area continues to grow, the value of this property is poised to increase, making it not only a strategic acquisition but a smart long-term investment.

OFFERING SUMMARY

Sale Price	\$450,000
Property Type	Undeveloped Land
Lot Size	0.91 Acres
Alternative address	17661 Crosby Huffman Rd, Crosby TX 77532

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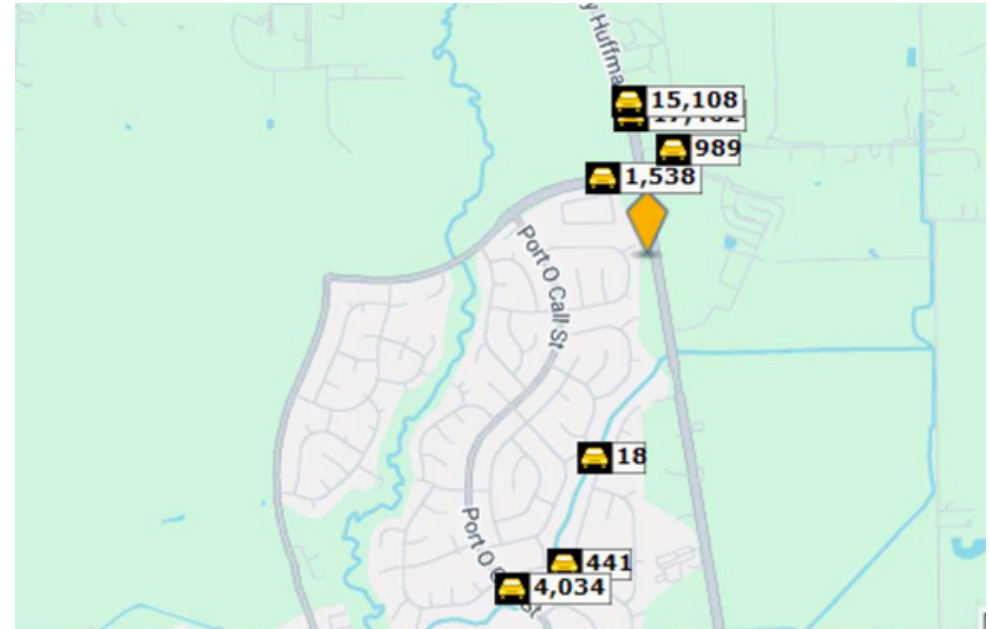
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DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	4,267	34,011	264,963
2024 Estimate	4,233	33,126	255,031
2020 Census	4,525	32,203	241,787
Households			
2029 Projection	1,363	11,532	85,560
2024 Estimate	1,354	11,242	82,478
2020 Census	1,464	11,022	78,811
Avg HH Income	\$116,162	\$99,187	\$108,259



TRAFFIC STATISTICS

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Diamondhead Blvd	FM 2100	0.10 E	2022	1,538	MPSI	.24
2	Hare Cook Rd	FM 2100	0.09 W	2022	989	MPSI	.29
3	TX 45;RM 620	Beaumont Hwy	4.11 S	2020	17,462	AADT	.37
4	FM 2100 Rd	Beaumont Hwy	4.11 S	2022	15,077	MPSI	.41
5	FM 2100 Rd	Beaumont Hwy	4.11 S	2021	15,108	MPSI	.41
6	Crows Nest Way	Marlin Spike Way	0.02 SE	2018	18	MPSI	.52
7	Harbor Mist Dr	Marlin Spike Way	0.04 E	2022	441	MPSI	.81
8	Port O Call St	Harbor Mist Dr	0.01 NW	2022	4,034	MPSI	.91
9	Foley Rd	FM 2100	0.40 E	2022	3,355	MPSI	.91

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Crosby Huffman Rd

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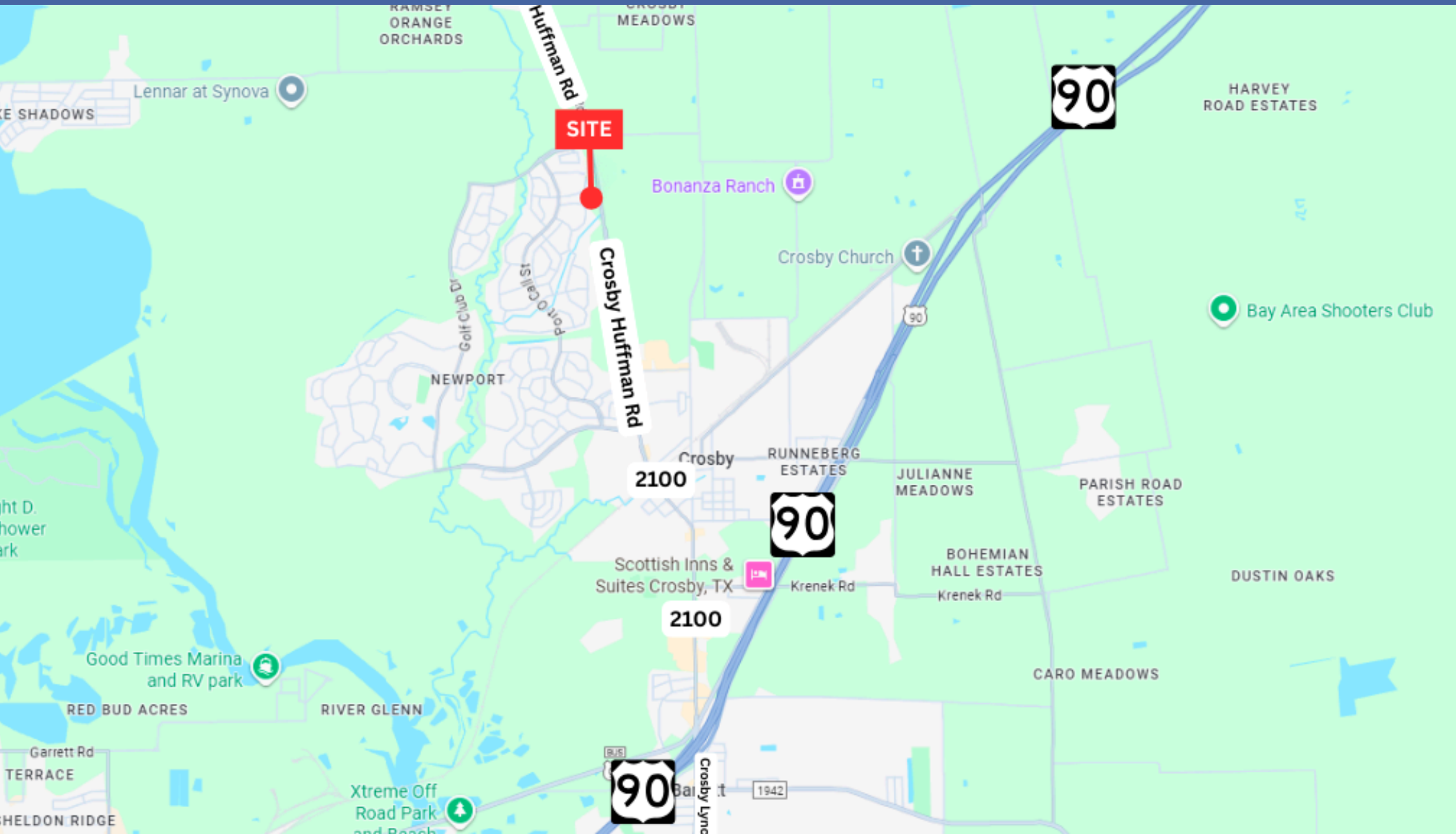
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